

M E M O R A N D U M

DATE: May 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0278-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 28, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 (12916 Kanes Road) *
 11th Election District * OFFICE OF ADMINISTRATIVE
 3rd Council District *
 Craig A. & Jenna M. Gallagher * HEARINGS FOR
 Petitioners * BALTIMORE COUNTY
 * CASE NO. 2019-0278-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Craig A. and Jenna M. Gallagher (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to allow a two-story addition with a garage on left side of house with a 25-½ ft. setback in lieu of the required 50 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 7, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-25-19
 By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to allow a two-story addition with a garage on left side of house with a 25-½ ft. setback in lieu of the required 50 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 4-25-19

By 19W



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 12916 KANES ROAD GLEN ARM, MD 21057 Currently zoned RC5
 Deed Reference 32550 100340 10 Digit Tax Account # 1700003622
 Owner(s) Printed Name(s) CRAIG A. GALLAGHER / JENNA M. GALLAGHER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 1A04.3.B.2b. BC22 TO ALLOW A TWO STORY addition w/ garage on left side of house w/ a 25 1/2 FT setback in lieu of the Required 50 FT set back

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

CRAIG A. GALLAGHER / JENNA M. GALLAGHER

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

STEVE SOLOMON

Name- Type or Print

Signature

118 HILTON AVE. CATONSVILLE, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 31 day of APRIL, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0278-A Filing Date 3/26/19 Estimated Posting Date 4/7/19 Reviewer CF

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 12916 KANES ROAD GLEN ARM MD 21057-9728
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

WE NEED ROOM FOR 1 MORE CAR IN GARAGE AND
WE HAVE NO STUDY. WE NEED A PLACE TO DO
PAPERWORK, PAY BILLS, ETC.
NEW ADDITION WILL BE 2 STORIES AND INCLUDE A
FULL BATH. HEIGHT WILL BE APPROX. 19 FEET.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

CRAIG A. GALLAGHER
Name- Print or Type

Signature of Owner (Affiant)

JENNA M. GALLAGHER
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

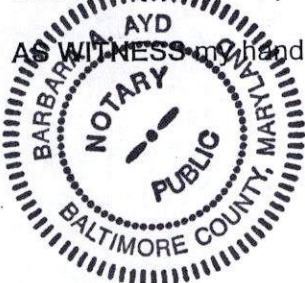
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of MARCH, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CRAIG & JENNA GALLAGHER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

As Witness my hand and Notaries Seal



Notary Public

My Commission Expires

Barbara A. Ayd

BARBARA A. AYD

4/2/2020

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property City State Zip Code

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WE HAVE NO STUDY. WE NEED A PLACE TO DO
PAPERWORK, PAY BILLS, ETC.
NEW ADDITION WILL BE 2 STORIES AND INCLUDE A
FULL BATH. HEIGHT WILL BE APPROX 19 FEET.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of MARCH, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

CRAIG & JENNA GALLAGHER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

Barbara A. Ayd

BARBARA A. AYD

4/2/2020



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

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Deed Reference 32550 100340 10 Digit Tax Account # 12 0000 3622
Owner(s) Printed Name(s) CRAIG A. GALLAGHER / JENNA M. GALLAGHER

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 1A04.3.B.2.b BC22 TO ALLOW A TWO STORY ADDITION W/ GARAGE ON LEFT SIDE OF HOUSE W/ A 25 1/2 FT SETBACK IN LIEU OF THE REQUIRED 50 FT SETBACK

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

CRAIG A. GALLAGHER, JENNA M. GALLAGHER
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

STEVE SOLON
Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

By _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0278-A Filing Date 3/26/19 Estimated Posting Date 4/7/19 Reviewer CE

ZONING PROPERTY DESCRIPTION FOR 12916 Kanes Road Glen Arm, MD 21057

Beginning at the Southwest side of Kane Road which is eighteen feet wide at a distance of ten feet Northeast of the centerline of the nearest improved intersecting street Manor Road which is twenty feet wide.

Thence the following courses and distances: (1st POC) South 38 degrees 45 minutes East 212.5 feet (2nd POC) South 38 degrees 09 minutes East 12.0 feet (3rd POC) South 38 degrees 28 minutes 30 seconds West 130.92 feet (4th POC) South 38 degrees 23 minutes 30 seconds West 75.37 feet (5th POC) North 38 degrees 45 minutes West 183.08 feet (6th POC) North 35 degrees 30 minutes East 212.5 feet to the place of beginning as recorded in Deed Liber 32550, Folio 0340, containing .931 acres of lot. Located in the 11th Election District and 3rd Council District.

2019-0278-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/7/2019

Case Number: 2019-0278-A

Petitioner / Developer: CRAIG GALLAGHER & JENNA GALLAGHER
STEVE P. SOLOMON CONTRACTING & REMODELING

Date of Closing: APRIL 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
12916 KANES ROAD

The sign(s) were posted on: APRIL 7, 2019



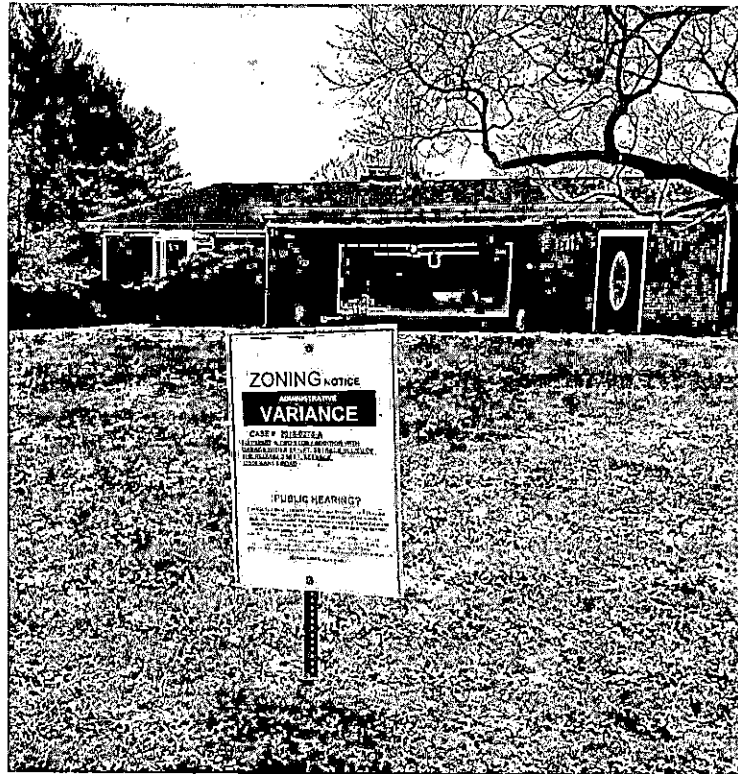
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background photo 1st sign @ 12916 Kanes Road 4/7/2019



Background photo 2nd sign @ 12916 Kanes Road 4/7/2019
CASE # 2019-0278-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0278 -A Address 12916 Kanes Rd
Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3-26-19 Posting Date: 4-7-19 Closing Date: 4-22-19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0278 -A Address 12916 Kanes Rd
Petitioner's Name Craig Gallagher / Jenns Gallagher Telephone 410-596-1622
Posting Date: 4-7-19 Closing Date: 4-22-19
Wording for Sign: To Permit a Two Story Addition w/ Garage with a
25 1/2 Ft Setback in lieu of the Required 50 FT Setback

Revised 6/30/2019

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **181963**

Date: **3-26-19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

3/27/2019 3/26/2019 09:26:43 3

REC NO: 101913

>>RECEIPT-N 001092 3/26/2019 GFLN

Dept: 5-528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Recpt Tot \$ 75.00
 75.00 OK .00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec

From:

Admin. Vargare # 2019-0278 A

For:

12916 Kanes Rd - Gallagher

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

4-22

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 2, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0278-A
Address 12916 Kanes Road
(Gallagher Property)

Zoning Advisory Committee Meeting of **April 8, 2019**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 23, 2019

Craig A Gallagher & Jenna M. Gallagher
12916 Kanes Road
Glen Arm MD 21057

RE: Case Number: 2019-0278-A, 12916 Kanes Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 26, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Steve Salomn 118 Hillton Ave Catonsville MD 21228

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: April 22, 2019

FROM: *MCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 08, 2019
Item No. 2019-0276-A, 0277-SPH, 0278-A, 0279-A & 0280-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 4/1/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

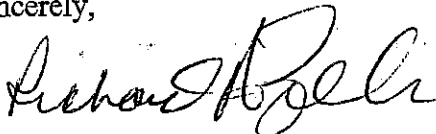
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0278-A.

*Administrative Variance
Craig A. & Jenna M. Gallagher
12916 Kones Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

4/22

CASE NO. 2019- 0278-AV

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4.22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-2</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-1</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>4-7-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1700003622			
Owner Information					
Owner Name:		GALLAGHER CRAIG A GALLAGHER JENNA M		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		12916 KANES RD GLEN ARM MD 21057-9728		Deed Reference: /32550/ 00340	
Location & Structure Information					
Premises Address:		12916 KANES RD GLEN ARM 21057-9728		Legal Description: .931 AC SWS 12916 KANES RD SW COR MANOR ROAD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0053	0004	0109		0000	2018
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1953	2,209 SF		0.9300 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	1 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	130,200	120,900			
Improvements	176,100	190,500			
Total:	306,300	311,400	308,000	309,700	
Preferential Land:	0			0	
Transfer Information					
Seller: TOMECEK BRENDA D		Date: 09/17/2012		Price: \$289,900	
Type: ARMS LENGTH IMPROVED		Deed1: /32550/ 00340		Deed2:	
Seller: TOMECEK VICTOR P		Date: 01/25/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29118/ 00363		Deed2:	
Seller: JANDA AUGUST B		Date: 07/17/1996		Price: \$168,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /11702/ 00696		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: Appl 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

ZAC AGENDA

Case Number: 2019-0278-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Craig A & Jenna M. Gallagher
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 12916 KANES RD
Location: SW Side of Kanes Road 10 feet NE of Manor Road.

Existing Zoning: RC 5 **Area:** .931

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow a two story addition with a garage on left side of house with a 25 1/2 feet setback in lieu of the required 50 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/22/2019

Miscellaneous Notes:

Case Number: 2019-0279-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert & Hollis Spiller
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1501 CARROLLTON AVE
Location: West side of Clinton street North 156 feet to the centerline of Boyce Ave.

Existing Zoning: DR 3.5 **Area:**

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit proposed garage (accessory structure) location in the rear yard closest to street side in lieu of the one third farthest removed from the street side.

Attorney: Not Available

Prior Zoning Cases: 2019-0279-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

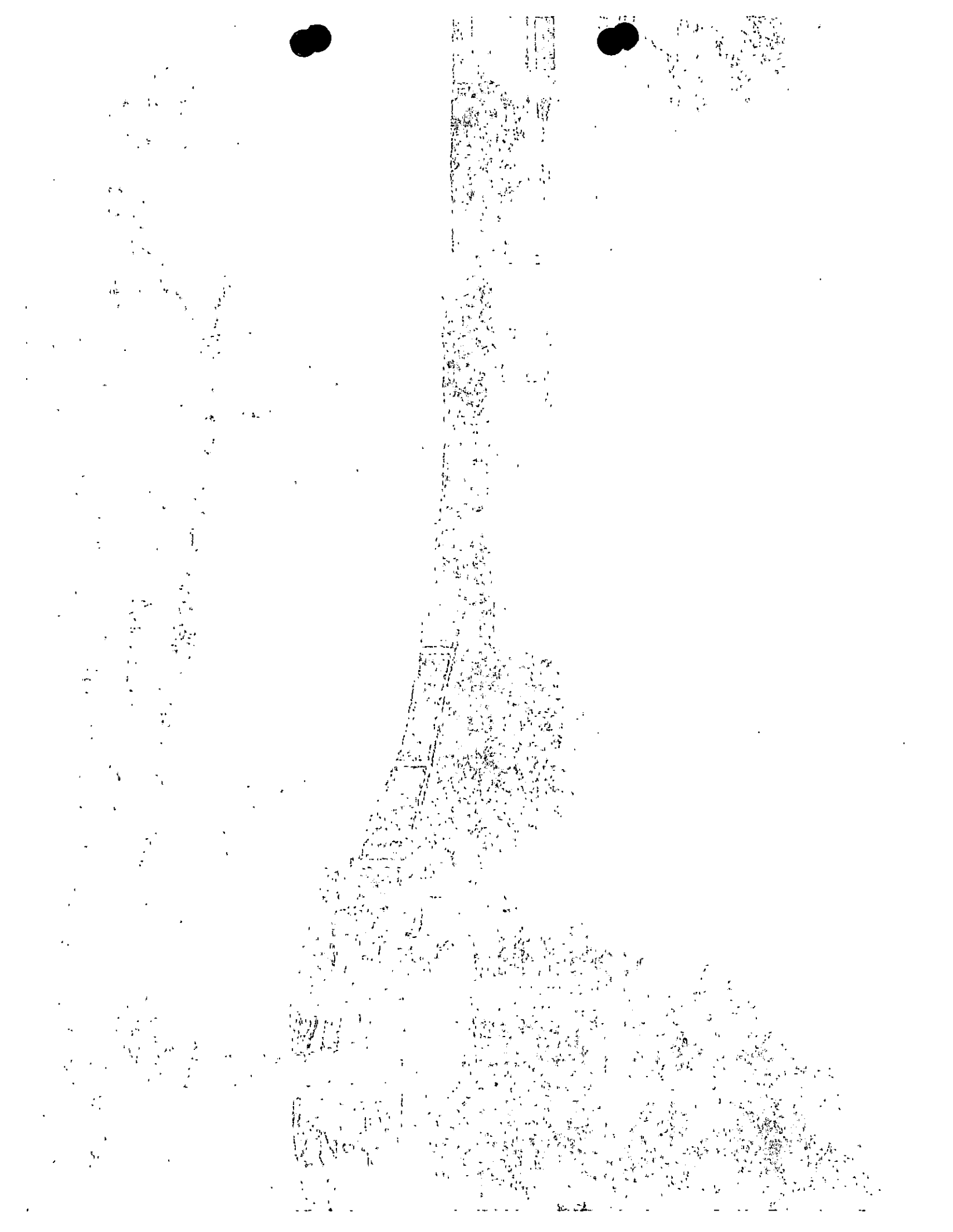
Miscellaneous Notes:



2019-0278-A



2019-02-28-A





2019-0278-A





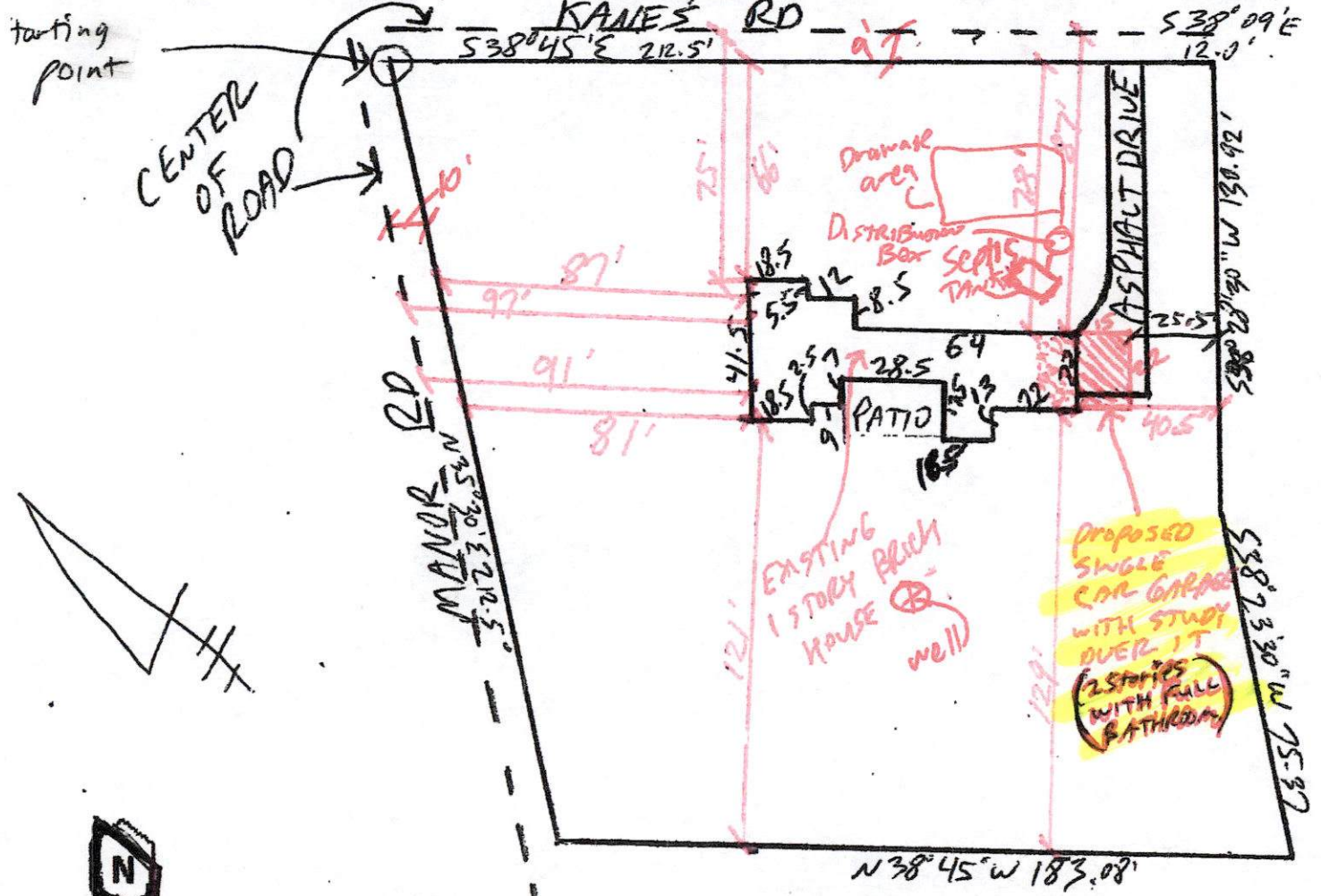
2019-0278-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

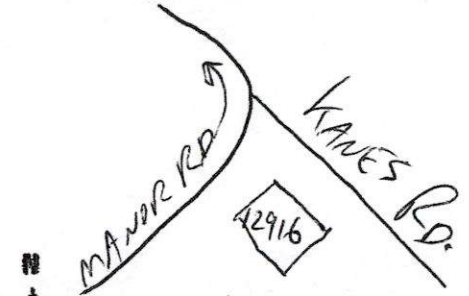
ADDRESS 12916 KANES RD. GLEN ALEN, MO OWNER(S) NAME(S) CRAIG & JENNA GALLAGHER

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1700003622 DEED REF. # 32550100340



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 044B3
SITE ZONED RCS
ELECTION DISTRICT 11
COUNCIL DISTRICT 3
LOT AREA ACREAGE .931
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE X
SEWER IS: PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY STEVE SOLOMON DATE 3/17/19 SCALE: 1 INCH = 50 FEET

VIOLATION CASE INFO:

N/A

2019-0278-A

Pet. Ex. 1

